

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

THE STATE OF TEXAS }  
COUNTY OF PARKER }

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Stan J. Romack*  
Signature of Owner

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, STAN J. ROMACK AND DEBORAH ROMACK (Vol. 1818, Page 1646 and Vol. 2598, Page 1198), being the sole owner of Lot 1 and Lot 2, Block 4, SILVERADO ON THE BRAZOS, PHASE ONE, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 336, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the north right of way line of Cactus Rio Drive at the southwest corner of said Lot 2 and the southeast corner of Lot 3, said Block 4;

THENCE with the line of said Lot 3 the following courses and distances;  
N 05°06'34" W, 688.65 feet to a post;  
S 78°03'45" W, 359.53 feet to a post at a reentrant corner of Lot 4, said Block 4, the northwest corner of said Lot 3 and the southwest corner of said Lot 1;  
THENCE N 30°39'24" W, with the common line of said Lot 4 and said Lot 1, 182.54 feet to a 5/8" iron rod found in the southeast line of said Lot 9, Block 4;  
THENCE N 44°49'51" E, along the southeast lines of said Lot 9 and Lots 10 and 11, said Block 4, 717.11 feet to a 5/8" iron rod found at an angle corner in said Lot 11;  
THENCE N 67°13'39" E, continuing with the southeast line of said Lot 11, 254.74 feet to a 5/8" iron rod found in the west right of way line of Silverado Drive in a non-tangent curve to the left with a radius of 2051.48 feet and whose chord bears S 18°43'49" E, 665.38 feet;  
THENCE with the west right of way line of said Silverado Drive the following courses and distances;  
With said curve to the left through a central angle of 18°39'57" and a distance of 668.33 feet to a 5/8" iron rod found at the beginning of a curve to the left with a radius of 700.0 feet and whose chord bears S 39°01'14" E, 266.04 feet;  
With said curve to the left through a central angle of 21°54'32" and a distance of 267.67 feet to the beginning of a curve to the right with a radius of 400.0 feet and whose chord bears S 33°24'21" E, 228.10 feet;  
With said curve to the right through a central angle of 33°07'58" and a distance of 231.31 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the north right of way line of said Cactus Rio Drive;  
THENCE with the north right of way line of said Cactus Rio Drive the following courses and distances;  
S 75°29'06" W, 212.76 feet to a 5/8" iron rod found at the beginning of a curve to the left with a radius of 800.0 feet and whose chord bears S 63°20'46" W, 336.45 feet;  
With said curve to the left through a central angle of 24°16'40" and a distance of 338.98 feet to an iron rod set at the beginning of a curve to the right with a radius of 1100.0 feet and whose chord bears S 58°23'29" W, 275.20 feet;  
With said curve to the right through a central angle of 14°22'20" and a distance of 275.93 feet to the POINT OF BEGINNING and containing 17.026 acres (741,878 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STAN J. ROMACK AND DEBORAH ROMACK does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 2R, BLOCK 4, SILVERADO ON THE BRAZOS, PHASE ONE, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 1 and Lot 2, Block 4, Silverado On The Brazos, Phase One, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 336, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal at Weatherford, Texas, Parker County, Texas this 20th day of April, 2019.

*Stan J. Romack* *Deborah Romack*  
Stan J. Romack Deborah Romack

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared STAN J. ROMACK, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of April, 2019.

Notary Public in and for the State of Texas  
My Commission Expires Nov. 07, 2019  
**JAMIE BELVYN TIERCE**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared DEBORAH ROMACK, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of April, 2019.

Notary Public in and for the State of Texas  
My Commission Expires Nov. 07, 2019  
**JAMIE BELVYN TIERCE**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
APPROVED by the Commissioners Court of Parker County, Texas, this 20th day of April, 2019.

*George A. Conley* *Steve Dugan*  
George A. Conley *Absent*  
Commissioner Precinct #1 Commissioner Precinct #2  
*Harry Walden* *Steve Dugan*  
Harry Walden *Absent*  
Commissioner Precinct #3 Commissioner Precinct #4

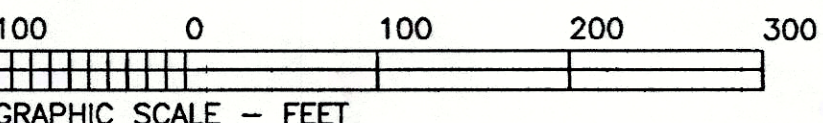
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
*Lila Deable*  
201916905  
07/08/2019 11:25 AM  
Fee: 75.00  
Lila Deable, County Clerk  
Parker County, Texas  
PLAT

LOT 1R AND LOT 2R, BLOCK 4  
SILVERADO ON THE BRAZOS, PHASE ONE  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being Lot 1 and Lot 2, Block 4, Silverado On The Brazos, Phase One  
an addition in Parker County, Texas, according to the plat recorded  
in Plat Cabinet B, Slide 336  
Plat Records Parker County, Texas

Owners/Developers:  
Stan and Deborah Romack  
817-597-5301  
1211 Cactus Rio Drive  
Weatherford, TX 76087

201916905 PLAT Total Pages: 1  
Cabinet/Instrument# E 327 Slide 327



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